

Notices of Election and Demand Filed in Adams County

From August 05, 2025 Through August 05, 2025

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202480492 **Restarted**

NED Date: 08/05/2025 **Reception #:** 2025000045134
Original Sale Date: 12/03/2025
Deed of Trust Date: 11/19/2020 **Recording Date:** 11/25/2020 **Reception #:** 2020000123548
Re-Recording Date **Re-Recorded #:**

Legal: LOT 19, BLOCK 1, PARKSIDE SUBDIVISION FILING NO. 3, COUNTY OF ADAMS, STATE OF COLORADO

Address: 1812 W. 102ND AVE., Thornton, CO 80260

Original Note Amt: \$288,435.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$226,398.36 **As Of:** 12/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): MIDFIRST BANK
Current Owner: Benjamin S. Miller
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SOUTHWEST FUNDING, LP, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Benjamin S. Miller

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/09/2025
Last Publication Date: 11/06/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-032449 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202581318

NED Date: 08/05/2025 **Reception #:** 2025000045065
Original Sale Date: 12/03/2025
Deed of Trust Date: 04/02/2021 **Recording Date:** 04/20/2021 **Reception #:** 2021000047066
Re-Recording Date **Re-Recorded #:**

Legal: LOT 25, BLOCK 2, HURON GREEN P.U.D., COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL ID NUMBER: 0171921103025

Address: 9599 Jason Court, Thornton, CO 80260-5443

Original Note Amt: \$234,500.00 **LoanType:** Conventional **Interest Rate:** 3.375
Current Amount: \$214,187.09 **As Of:** 11/01/2024 **Interest Type:** Fixed

Current Lender (Beneficiary): SELENE FINANCE LP
Current Owner: Keith R Jackson AND Nancy Delthia Locke
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Keith R Jackson AND Nancy Delthia Locke

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 10/09/2025
Last Publication Date: 11/06/2025

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 25-035388 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202581319

NED Date: 08/05/2025

Reception #: 2025000045068

Original Sale Date: 12/03/2025

Deed of Trust Date: 07/25/2017

Recording Date: 08/08/2017

Reception #: 2017000068964

Re-Recording Date

Re-Recorded #:

Legal: LOT 18, BLOCK 3, WRIGHT FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 12024 Ivanhoe Court, Brighton, CO 80602

Original Note Amt: \$314,105.00

LoanType: FHA

Interest Rate: 4.125

Current Amount: \$254,960.33

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Christopher Ortiz and Melody Ortiz
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Christopher Ortiz and Melody Ortiz

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1018773-LL

Phone: (877)369-6122

Fax: (186)689-47369

Foreclosure Number: A202581320

NED Date: 08/05/2025

Reception #: 2025000045067

Original Sale Date: 12/03/2025

Deed of Trust Date: 03/17/2022

Recording Date: 03/25/2022

Reception #: 2022000026522

Re-Recording Date

Re-Recorded #:

Legal: LOT 13, BLOCK 3, RIVER RUN SUBDIVISION FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11307 Newark St, Commerce City, CO 80640

Original Note Amt: \$431,928.00

LoanType: FHA

Interest Rate: 2.5

Current Amount: \$406,119.95

As Of: 12/01/2024

Interest Type: Adjustable

Current Lender (Beneficiary):	PLANET HOME LENDING, LLC
Current Owner:	Alexander Young AND Ashley Young
Grantee (Lender On Deed of Trust):	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust)	Alexander Young AND Ashley Young

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035033

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Foreclosure Number: A202581321

NED Date: 08/05/2025

Reception #: 2025000045070

Original Sale Date: 12/03/2025

Deed of Trust Date: 08/10/2022

Recording Date: 08/11/2022

Reception #: 2022000068581

Re-Recording Date

Re-Recorded #:

Legal: SEE ATTACHED LEGAL DESCRIPTION.

Address: 2428 W 82Nd Pl 1G, Westminster, CO 80031

Original Note Amt: \$525,000.00

LoanType: FHA

Interest Rate: 6.875

Current Amount: \$147,350.00

As Of: 01/01/1950

Interest Type: Adjustable

Current Lender (Beneficiary): FINANCE OF AMERICA REVERSE LLC

Current Owner: Bearden, Charlotte

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND
ASSIGNS

Grantor (Borrower On Deed of Trust) Charlotte Bearden

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 25-035319

Phone: (303)706-9990

Fax: (303)706-9994

Foreclosure Number: A202581322

NED Date: 08/05/2025

Reception #: 2025000045113

Original Sale Date: 12/03/2025

Deed of Trust Date: 12/06/2019

Recording Date: 12/18/2019

Reception #: 2019000111184

Re-Recording Date

Re-Recorded #:

Legal: LOT 36, BLOCK 10, SHAW HEIGHTS - BLOCKS 5, 6, 7, 8, 9, 10, 11 AND PORTIONS OF BLOCK 20, COUNTY OF ADAMS,
STATE OF COLORADO.

Address: 3748 Shaw Boulevard, Westminster, CO 80031

Original Note Amt: \$294,566.00

LoanType: FHA

Interest Rate: 4.25

Current Amount: \$267,488.48

As Of: 02/01/2025

Interest Type: Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY

Current Owner: Vidalia Galdamez Rodriguez AND Degly N. Galdamez Rodriguez

Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
SOUTHWEST FUNDING, LP., ITS SUCCESSORS AND ASSIGNS

Grantor (Borrower On Deed of Trust) Vidalia Galdamez Rodriguez AND Degly N. Galdamez Rodriguez

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 22-028046

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Foreclosure Number: A202581323

NED Date: 08/05/2025

Reception #: 2025000045167

Original Sale Date: 12/03/2025

Deed of Trust Date: 05/03/2021

Recording Date: 05/11/2021

Reception #: 2021000057221

Re-Recording Date

Re-Recorded #:

Legal: LOT 74, HUNTERS CHASE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 10041 Wyandott Circle S, Thornton, CO 80260

Original Note Amt: \$432,250.00

LoanType: Unknown

Interest Rate: 3.500

Current Amount: \$448,785.38

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Freedom Mortgage Corporation
Current Owner:	Adrianne B. Medina and Mark Medina
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Citywide Home Loans, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust)	Adrianne B. Medina and Mark Medina

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO12019

Phone: (303)274-0155

Fax: (303)274-0159

Foreclosure Number: A202581324

NED Date: 08/05/2025

Reception #: 2025000045117

Original Sale Date: 12/03/2025

Deed of Trust Date: 01/24/2018

Recording Date: 01/29/2018

Reception #: 2018000008164

Re-Recording Date

Re-Recorded #:

Legal: LOT 11, BLOCK 95, SHAW HEIGHTS FIFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8251 Clemson Lane, Westminster, CO 80031

Original Note Amt: \$227,500.00

LoanType: Unknown

Interest Rate: 4.250

Current Amount: \$248,793.82

As Of:

Interest Type: Fixed

Current Lender (Beneficiary):	Guild Mortgage Company LLC
Current Owner:	Roy Frank Dudley
Grantee (Lender On Deed of Trust):	Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Guild Mortgage Company, a California Corporation, Its Successors and Assigns
Grantor (Borrower On Deed of Trust)	Roy Frank Dudley

Publication: Northglenn-Thornton Sentinel

First Publication Date: 10/09/2025

Last Publication Date: 11/06/2025

Attorney for Beneficiary: McCarthy & Holthus, LLP

Attorney File Number: CO-25-1019749-LL

Phone: (877)369-6122

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